

044.A

Map

0001

Block

0169.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 701,100 /

USE VALUE: 701,100 /

ASSESSed: 701,100 /

Total Card /

Total Parcel

701,100

701,100

701,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
169		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:	169				
Owner 1:	LEDGER DANIEL T				
Owner 2:	LEDGER LAUREN M				
Owner 3:					
Street 1:	169 FRANKLIN ST UNIT 169				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	SAYERS LEE -		
Owner 2:	TSUKADA KAYOKO -		
Street 1:	169 FRANKLIN ST UNIT 169		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1800, having primarily Vinyl Exterior and 2203 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7877												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	693,700	7,400		701,100
Total Card	0.000	693,700	7,400		701,100
Total Parcel	0.000	693,700	7,400		701,100
Source:	Market Adj Cost	Total Value per SQ Unit /Card:	318.25	/Parcel:	318.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	683,300	7400	.		690,700	690,700	Year End Roll	12/18/2019
2019	102	FV	601,200	7500	.		608,700	608,700	Year End Roll	1/3/2019
2018	102	FV	531,800	7500	.		539,300	539,300	Year End Roll	12/20/2017
2017	102	FV	484,800	7500	.		492,300	492,300	Year End Roll	1/3/2017
2016	102	FV	484,800	7500	.		492,300	492,300	Year End	1/4/2016
2015	102	FV	448,000	7600	.		455,600	455,600	Year End Roll	12/11/2014
2014	102	FV	427,600	7600	.		435,200	435,200	Year End Roll	12/16/2013
2013	102	FV	427,600	7600	.		435,200	435,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAYERS LEE	51439-527		7/15/2008		620,500	No	No		
RUSSELL RACHEL	49495-554		5/24/2007		675,000	No	No		
DOLAN SARA/DAVI	46990-346		2/21/2006		200,000	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2019	1638	Redo Kit	30,000	C				
10/20/2017	1396	Porch	25,000	C				
2/27/2012	166	Manual	1,675					air sealing & insu

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
12/4/2008	MLS	MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

